



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Agenda

Community Development Authority

Wednesday, May 20, 2026

4:00 PM

Manitowoc City Hall-1st Floor Hearing Room and
via Zoom.

This meeting is being conducted at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit *6 to mute and unmute themselves. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 835 9666 6964, Password: 868356.

Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald Times Reporter, the official newspaper of the City of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above referenced will be held at the date, time, and location listed above.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[26-0438](#) Approval of Minutes of the March 18, 2026 Meeting.

Attachments: [3-18-26 CDA Minutes](#)

IV. MANITOWOC PUBLIC HOUSING BUSINESS

[26-0448](#) Discussion and Possible Action: Financial Reports and Monthly Expenditures

Attachments: [Board meeting financial reports for Jan -Feb - March -2026 - 1](#)

[26-0449](#) Discussion and Possible Action: FY27 Budget

Attachments: [Manitowoc HA - Budget FYE 2027](#)

[26-0441](#) NSpire Inspection Update

[26-0442](#) Office Renovation/Construction Update

[26-0450](#) Discussion and Possible Action: Interest Bearing Accounts

[26-0451](#) Discussion and Possible Action: Wage Study and Employee Compensation

Attachments: [2026 Salary Study Report MHA, WI 2-6-26](#)

V. CONVENE IN CLOSED SESSION

Notice is hereby given that the above governmental body may adjourn into a closed session during the meeting as authorized by Section 19.85(1)(c) of the Wisconsin Statutes, which authorizes the governmental body to convene in closed session for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

The specific subject matter that may be considered in closed session is:

[26-0447](#) Compensation for Employees at Manitou Manor

VI. RECONVENE IN OPEN SESSION

[26-0447](#) Compensation for Employees at Manitou Manor

VII. DOWNTOWN REDEVELOPMENT ACTIVITIES

[26-0445](#) Design Review Application: 934 S 10th Street

Attachments: [CDA Staff Report_934 S 10th Street_Landing and Ramp](#)

VIII. HOUSING BUSINESS

[26-0446](#) Revolving Loan Funds Update

IX. OTHER BUSINESS

- A. River Point District Update
- B. 1512 Washington Street Update
- C. Lakeshore Mall Update

X. ADJOURNMENT

CAUTION TO COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEMBERS: The documents attached to this agenda are for your review in preparation for the CDA meeting to be held on the above date. Any discussion or communication between members of the CDA by any means prior to the CDA meeting regarding these documents, may be a violation of the open meeting laws.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail cityattorney@manitowocwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.